40A

BOOK 9722PG560

This Instrument Prepared By:
CLEMENT, GIBSON & GREGORY
Suite 600, 200 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Philip H. Neal and wife, Karen C. Neal 211 Cottage Lane Nashville, TN 37214	New Owner	Map 181 Parcel 059

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, INCLUDING the assumption of the indebtedness evidenced by that certain Installment Deed from J. D. Stevens, Trustee with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, to Scott Deering, of record in Book 9518, page 360, Register's Office for Davidson County, Tennessee; I, SCOTT DEERING, hereinafter "GRANTOR" have bargained and sold, and by these presents do hereby transfer and convey unto PHILIP H. NEAL AND WIFE, KAREN C. NEAL, hereinafter "GRANTEES", their heirs, representatives and assigns forever, that certain tract or parcel of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This is unimproved property known as Tract 4, Orchard Lane in Nashville, Tennessee.

This conveyance is made subject to the following:

1. Taxes for the current year, which have been prorated and assumed by GRANTEES.

2. All matters according to an unrecorded plat prepared by J. Bruce Rainey, Tennessee No. 823 of Bruce Rainey & Associates, dated July 13, 1993, revised May 19, 1994.

3. All matters according to the unrecorded Drawing No. L-35485 of Nashville Electric Service, including the 5 foot X 25 foot anchor utility easement located on the property.

4. A 50 foot joint use ingress/egress and utility easement running generally along the westerly property line.

5. A Private Road and Utility Easement and Maintenance Agreement of record in Book 9815, page 526, said Register's Office.

6. GRANTEES herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Installment Deed, dated November 2, 1994, outlined above, and the Installment Deed Note of even date thereby secured, in the original principal amount of $41,437.50, payable to J. D. Stevens, Trustee with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, and GRANTEES join in the execution hereof to acknowledge same.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as may be set forth above.

GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

Angela Walker Deering joins in the execution of this instrument to convey her interest in the property as spouse of Scott Deering.

WITNESS our hands on the date set forth below.

GRANTOR:

Scott Deering

Angela Walker Deering

GRANTEES:

Philip H. Neal

Karen C. Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ANGELA WALKER DEERING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 1995.

Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared SCOTT DEERING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 1995.

Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared PHILIP H. NEAL AND WIFE, KAREN C. NEAL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of June, 1995.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,287.84.

Affiant

Subscribed and sworn to before me this 30 day of June 1995.

Notary Public

My Commission Expires: 9/16/95

Land in the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot ingress-egress and utility easement, said point of beginning being 1,498.1 feet northerly from the northerly margin of Pettus Road as measured along the centerline of said easement, said point of beginning also being the Westernmost common corner of Tract 3 and Tract 4 of the J. D. Stevens Pettus Road division; thence with the center of said 50 foot ingress-egress and utility easement and with a curve to the left having a radius of 1,280.46 feet and a long chord of 49.75 feet, said chord having a bearing of North 12 degrees 59 minutes 04 seconds West a distance along the curve of 49.75 feet to an iron pin; thence North 14 degrees 06 minutes 06 seconds West 102.04 feet to an iron pin; thence with a curve to the right having a radius of 1208.85 feet and a long chord of 92.71 feet, said chord having a bearing of North 11 degrees 54 minutes 14 seconds West a distance along the curve of 92.73 feet to an iron pin; thence leaving the center of said joint use easement and with the southerly line of Tract No. 5 of the said J. D. Stevens Pettus Road division South 86 degrees 00 minutes 50 seconds East passing at a steel fence post at 25.00 feet in all 1,039.34 feet to an iron pin; thence leaving Tract 5 South 15 degrees 47 minutes 21 seconds West 248.83 feet to an iron pin in the line of the Rebecca Bovling property of record in Book 8135, page 330, R.O.D.C., TN.; thence with Bovling's line North 83 degrees 27 minutes 57 seconds West 221.00 feet to an iron pin; thence leaving Bovling's line and with the line of Tract No. 3 of the J. D. Stevens Pettus Road division North 86 degrees 00 minutes 50 seconds West 696.08 feet to the point of beginning, containing 5.28 acres more or less.

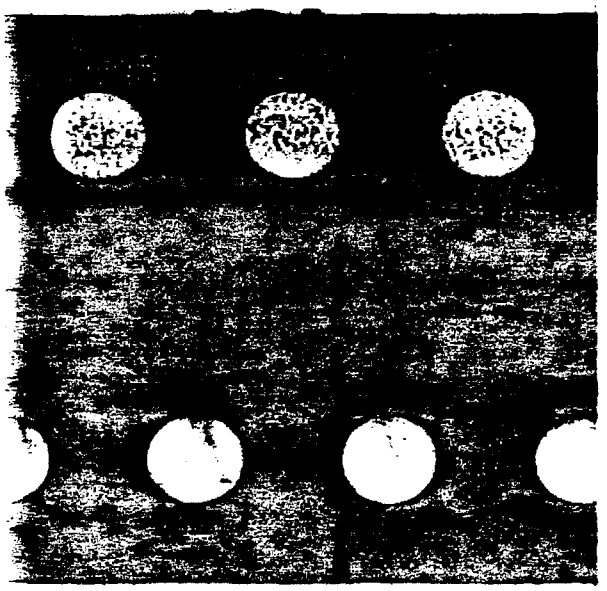
Being the same property conveyed to Scott Deering by deed from J. D. Stevens, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, of record in Book 9518, page 360, Register's Office for Davidson County, Tennessee.

0076398
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 2:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9190 07/05 0101 03CHECK 236.11



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

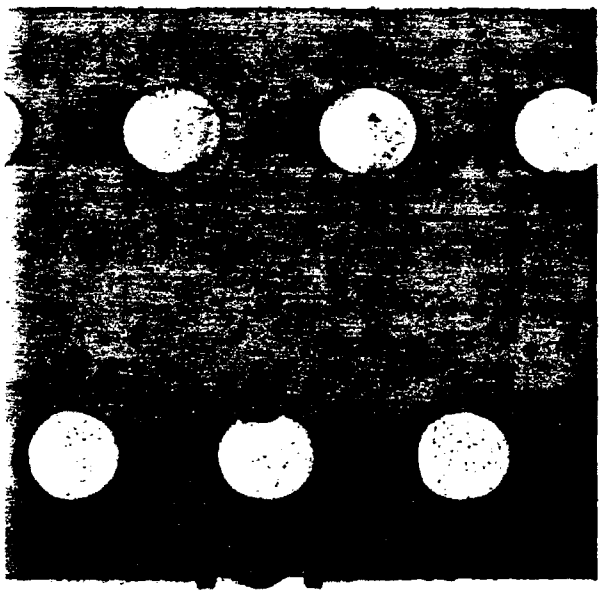
RECEIVED OF _____

FOR _____

BOOK 9722PG563

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 60287.84	
			CON TX 223.11	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 236.11	
			CHECK 236.11	
07/05/95	01		14:53 0001 8190	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076398
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 2:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927337